

## **1640 Cabrillo Avenue RFP Pre-Submittal Questions**

### **Will the agency allocate Section 8 vouchers to this project?**

Residential units will not be specifically designated for the Section 8 program, however it is possible that households which qualify under the Section 8 program and are issued vouchers may choose to reside in the project.

### **Who is the responsible agency for closure of the environmental conditions?**

The property will be transferred as is with the new owner assuming the responsibility of preparing the site suitable for development. Phase I and Phase II reports, have been prepared for this property disclosing the environmental conditions and are available on the Community Development Department website [www.torranceca.gov/21782.htm](http://www.torranceca.gov/21782.htm)

### **What level of CEQA review does the city anticipate: Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report?**

The level of CEQA review is dependant on the scope of the proposed project that is selected.

### **Will the agency be using outside consultants on this project to evaluate financial projections?**

The City/Agency will bring whatever resources deemed necessary to evaluate each proposal.

### **In lieu of retail space, is there interest in the provision of community meeting space? Are there agency or city programs or city programs which could be conducted out of the facility?**

At this time, there is no interest for a community meeting space or City/Agency programs to be conducted and operated out of the facility. Proposals which include a non-retail use component will be evaluated on its merits.

### **Will prevailing wages be required to be paid?**

Projects that utilize State (housing set-aside) and Federal funds will be subject to prevailing wages regulations. Prevailing wages will be applicable as this property was purchased using housing set-aside funds.

### **Is there any methodology in which the 10 “bonus points” for Sustainable Development will be evaluated?**

Each proposal will be evaluated on its merits for sustainable development. Those projects that incorporate more elements of sustainability from recognized building industry criteria, such as but not limited to LEED, Build It Green, and California Green Building Code standards, will be awarded more points.

### **Will the agency pay for the relocation of the current tenant on the property?**

There will be no tenant relocations costs incurred in association with this project.